

ORDER FOR SUPPLIES OR SERVICES

PAGE OF PAGES
1 10

IMPORTANT: Mark all packages and papers with contract and/or order numbers.

1. DATE OF ORDER 08/12/2015		2. CONTRACT NO. (If any) EP-W-12-020		6. SHIP TO: a. NAME OF CONSIGNEE David Doyle TOCOR	
3. ORDER NO. 0006		4. REQUISITION/REFERENCE NO. PR-OSWER-15-00039			
5. ISSUING OFFICE (Address correspondence to) SRRPOD US Environmental Protection Agency Superfund/RCRA Regional Procurement Operations 1200 Pennsylvania Ave, NW Washington DC 20460				b. STREET ADDRESS OBLR Ariel Rios Building 1200 Pennsylvania Avenue, N.W. Mail Code: 5105T	
				c. CITY Washington	e. ZIP CODE 20460
7. TO: Sabrina Brown				f. SHIP VIA	
a. NAME OF CONTRACTOR ICF INCORPORATED, L.L.C.				8. TYPE OF ORDER	
b. COMPANY NAME				<input type="checkbox"/> a. PURCHASE <input checked="" type="checkbox"/> b. DELIVERY REFERENCE YOUR: _____ Please furnish the following on the terms and conditions specified on both sides of this order and on the attached sheet, if any, including delivery as indicated.	
c. STREET ADDRESS 9300 LEE HIGHWAY (b)(4)				Except for billing instructions on the reverse, this delivery order is subject to instructions contained on this side only of this form and is issued subject to the terms and conditions of the above-numbered contract.	
d. CITY FAIRFAX		e. STATE VA	f. ZIP CODE 220316050		
9. ACCOUNTING AND APPROPRIATION DATA See Schedule				10. REQUISITIONING OFFICE OBLR	

11. BUSINESS CLASSIFICATION (Check appropriate box(es)) <input type="checkbox"/> a. SMALL <input checked="" type="checkbox"/> b. OTHER THAN SMALL <input type="checkbox"/> c. DISADVANTAGED <input type="checkbox"/> d. WOMEN-OWNED <input type="checkbox"/> e. HUBZone <input type="checkbox"/> f. SERVICE-DISABLED VETERAN-OWNED <input type="checkbox"/> g. WOMEN-OWNED SMALL BUSINESS (WOSB) ELIGIBLE UNDER THE WOSB PROGRAM <input type="checkbox"/> h. EDWOSB				12. F.O.B. POINT Destination	
13. PLACE OF a. INSPECTION b. ACCEPTANCE		14. GOVERNMENT B/L NO.		15. DELIVER TO F.O.B. POINT ON OR BEFORE (Date)	
16. DISCOUNT TERMS					

17. SCHEDULE (See reverse for Rejections)

ITEM NO. (a)	SUPPLIES OR SERVICES (b)	QUANTITY ORDERED (c)	UNIT (d)	UNIT PRICE (e)	AMOUNT (f)	QUANTITY ACCEPTED (g)
	DUNS Number: 072648579 Brownfields and Land Revitalization Analytical and Technical Support Task Order Award -- Kansas City, Missouri 39th Street Corridor Redevelopment Project for OBLR. Continued ...					

SEE BILLING INSTRUCTIONS ON REVERSE	18. SHIPPING POINT		19. GROSS SHIPPING WEIGHT		20. INVOICE NO.		17(h) TOTAL (Cont. pages)
	21. MAIL INVOICE TO:						
	a. NAME RTP Finance Center						\$97,654.00
	b. STREET ADDRESS (or P.O. Box) US Environmental Protection Agency RTP-Finance Center Mail Drop D143-02 109 TW Alexander Drive						\$97,654.00
c. CITY Durham				d. STATE NC	e. ZIP CODE 27711		17(i) GRAND TOTAL

22. UNITED STATES OF AMERICA BY (Signature)

08/12/2015

ELECTRONIC SIGNATURE

23. NAME (Typed)
Lynette Gallion
TITLE: CONTRACTING/ORDERING OFFICER

ORDER FOR SUPPLIES OR SERVICES
SCHEDULE - CONTINUATION

PAGE NO
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DATE OF ORDER 08/12/2015	CONTRACT NO. EP-W-12-020	ORDER NO. 0006
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ITEM NO. (a)	SUPPLIES/SERVICES (b)	QUANTITY ORDERED (c)	UNIT (d)	UNIT PRICE (e)	AMOUNT (f)	QUANTITY ACCEPTED (g)
0001	<p>The terms and conditions of contract EP-W-12-020 are hereby incorporated by reference. Services rendered under this task order are for non-severable services. This is a time-and-materials task order and is subject to the Limitation of Cost and Limitation of Funds clauses.</p> <p>The contractor shall perform services in accordance with the attached Statement of Work and the contractor's proposal dated February 16, 2015 in the amount of \$97,654.00.</p> <p>The task order period of performance is August 13, 2015 through August 12, 2016. The task order ceiling is \$97,654.00. The contractor exceeds this amount at its own risk. The task order is hereby fully funded in the amount of \$97,654.00.</p> <p>TOCOR: David Doyle Max Expire Date: 08/12/2016</p> <p>Admin Office: SRRPOD US Environmental Protection Agency Superfund/RCRA Regional Procurement Operations 1200 Pennsylvania Ave, NW Washington DC 20460</p> <p>Period of Performance: 08/14/2012 to 08/13/2017</p> <p>Item: 0001 - Task Order 0002 Ceiling and Funding</p> <p>Accounting Info: 15-16-B-88F-302D86-2505-1588TS5001-001 BFY: 15 EFY: 16 Fund: B Budget Org: 88F Program (PRC): 302D86 Budget (BOC): 2505 DCN - Line ID: 1588TS5001-001 Funding Flag: Partial Funded: \$97,654.00</p> <p>The obligated amount of award: \$97,654.00. The total for this award is shown in box Continued ...</p>				97,654.00	

TOTAL CARRIED FORWARD TO 1ST PAGE (ITEM 17(H))

\$97,654.00

ORDER FOR SUPPLIES OR SERVICES
SCHEDULE - CONTINUATION

PAGE NO
3

IMPORTANT: Mark all packages and papers with contract and/or order numbers.

DATE OF ORDER
08/12/2015

CONTRACT NO.
EP-W-12-020

ORDER NO.
0006

ITEM NO. (a)	SUPPLIES/SERVICES (b)	QUANTITY ORDERED (c)	UNIT (d)	UNIT PRICE (e)	AMOUNT (f)	QUANTITY ACCEPTED (g)
17 (i) .						

TOTAL CARRIED FORWARD TO 1ST PAGE (ITEM 17(H))

\$0.00

BROWNFIELDS AND LAND REVITALIZATION ANALYTICAL AND TECHNICAL SUPPORT CONTRACTS

REQUEST FOR OFFER: RFQ-DC-15-00089

TASK ORDER TITLE: Kansas City, Missouri 39th Street Corridor Redevelopment Project

STATEMENT OF WORK

I. BACKGROUND

EPA's Office of Brownfields and Land Revitalization (OBLR) provides financial and technical assistance for Brownfields and Land Revitalization activities through an approach based on four main goals: protecting the environment, promoting partnerships, strengthening the marketplace, and sustaining reuse.

The mission of OBLR's Land Revitalization Program is to restore land and other natural resources into sustainable community assets that maximize beneficial economic, ecological and social uses and ensures the protection of human health and the environment. Through this program OBLR, along with EPA Regional partners, works with States, cities, federally recognized Indian Tribes, community representatives, other Federal agencies, and other stakeholders to implement OBLR commitments and initiatives. One of the mechanisms used by OBLR and Regional Offices is providing technical assistance to communities to support the sustainable redevelopment of brownfields and contaminated properties. Land Revitalization staff in each EPA Regional office provides assistance to local communities in planning and implementing sustainable solutions that promote brownfields cleanup and the long-term viability of brownfields revitalization.

In 2007, EPA Region 7 utilized OBLR resources to conduct an inventory of abandoned and underutilized gas stations along two historic highways in the Region, the former Lincoln Highway, which ran through Iowa and Nebraska, and the former Route 66, which ran through Missouri and Kansas. Each of these former highways have been replaced by the Interstate Highway system which now bypasses many of the cities and towns previously served by the Lincoln Highway and Route 66. The subsequent reduction in traffic led to many of the service providers along these routes, including gas stations, to close creating brownfields sites which in many cases are eyesores, provide no tax revenue to local communities, and have contamination in soil and groundwater.

Starting in 2009 through 2014, Region 7 used this inventory to provide technical assistance to a number of communities in Iowa, Nebraska and Missouri which included conducting environmental assessments and remediation along with developing plans for redevelopment of these sites. Based on the success of these projects the Missouri Department of Natural Resources and the City of Kansas City, Missouri recently requested that EPA provide similar assistance to a corridor on East 39th Street in Kansas City, Missouri.

This corridor along East 39th Street extends 6-blocks from Euclid Avenue on the west to Prospect Avenue on the east and is in a predominately low income, minority neighborhood. Redevelopment efforts along this corridor have been going on for a number of years and have recently resulted in the opening of a neighborhood grocery store on the corner of East 39th Street and Prospect Avenue and the pending construction of residential, senior cottages near the corner of East 39th Street and Euclid

Avenue. The City of Kansas City, Missouri is asking for assistance from EPA to redevelop the corridor between these two anchor sites.

A number of properties along this corridor are under control of either the local neighborhood association or the Kansas City, Missouri Homesteading Authority including the former Horace Mann School and the former Sunshine Market sites both located on the west end of the corridor. Some conceptual planning associated with these 2 sites has already taken place.

An active bus line runs along East 39th Street and plans are being made to have a bus rapid transit line operate on Prospect Avenue.

This corridor exists within the boundaries of an accomplished neighborhood association, the Ivanhoe Neighborhood Council, who wishes to play an active role in this project.

A number of properties along the corridor have had Environmental Assessments conducted which have resulted in hazardous substances/petroleum being identified in both soil and groundwater. There are at least four petroleum sites of concern in the corridor area. Some remediation has occurred on sites in this corridor, most notably the former Sunshine Market. Future remediation may be necessary at sites along the corridor pending additional assessment work. The City has requested assistance from EPA Region 7's Targeted Brownfields Assessment (TBA) for further assessment which is presently being considered.

An extensive housing market analysis was conducted as part of the planning for the residential senior cottages which are about to be constructed at the west end of the corridor.

II. SCOPE OF WORK

The scope of this Task Order is to assist the City of Kansas City, Missouri and other local stakeholders in redeveloping a 6-block corridor along East 39th Street in Kansas City, Missouri which includes several abandoned gas stations and other underutilized residential and commercial properties.

Support requested under this task order may require expertise in the areas of environmental engineering, community involvement, LEED building design, green infrastructure design, sustainable development, complete streets, healthy community design, community asset identification and analysis, and market and economic analyses.

Work to be performed under this Task Order aligns with *Task Area 3: 'Communications and Outreach Support,' Task Area 7: 'Training Support and Technical Assistance for Federal and Non-Federal Organizations and Individuals,'* and *Task Area 11: 'Program Implementation Support'* of the contract Statement of Work.

III. PERIOD OF PERFORMANCE

The period of performance for this Task Order shall be Date of Award plus 1 Year.

~~The Government has the option to extend the effective period of this task order for two additional one year periods, not to exceed December 31, 2017. Prior to the expiration of the effective task order period of performance, the Government, without prior written notification, may exercise this option by issuing a contract modification.~~

IV. TASKS

1. TASK 1: Community Visioning and Preliminary Site Design

Under this task, the contractor shall assist Region 7 and other stakeholders in conducting a thorough and iterative public engagement process with the local neighborhood association, local businesses, elected officials and other stakeholders to develop a community consensus on future use of the corridor which will lead to full endorsement of the final product. The process will include technical, facilitation and logistical support to assist in planning and carrying out a community visioning process and preliminary site designs for community revitalization efforts for a 6-block corridor on East 39th Street between Euclid and Prospect Avenues in Kansas City, Missouri.

Support will be in the form of community meetings that will lead to the development and implementation of community visioning and site design process that will consider community input on the potential future use or uses of properties along and near the corridor. The process should be inclusive of the local community and other key stakeholders and lead to a conceptual future use plan for the corridor.

The type of support that is requested of the contractor includes:

- Assistance with identifying appropriate stakeholders to invite to community visioning meetings.
- Assistance in designing meeting or event agendas
- Assistance in facilitation of meetings.

For planning purposes, the contractor should plan to assist with the development of and attend approximately 3 meetings. Meetings will be held in community venues procured or provided by the community. The contractor is not expected to procure meeting space.

Long distance travel is authorized under this task, as necessary. Travel will be limited to no more than three contractor staff per event, unless additional travel is specifically approved by the EPA TOCOR.

Task 1 Deliverables: Draft meeting materials including invitations, agendas, presentation materials, and handouts will be determined as warranted for each meeting by the EPA TOPO for each event. Generally, meeting materials should be delivered no later than two weeks prior to a scheduled event. Invitations should be delivered no later than two weeks before any scheduled event.

2. TASK 2: Market Analyses and Economic Research

The contractor shall conduct market studies analyzing options of business and other redevelopment opportunities for the revitalization of a 6-block corridor on East 39th Street between Euclid and Prospect Avenues in Kansas City, Missouri. Such analyses should include assessments of regional market

conditions, workforce skills and availability, overall demand for the product or services to be provided, and available infrastructure to support the reuse envisioned by the community. Opportunities for mixed use housing/retail and live-work options should be a focus of the analysis. The contractor shall consider the economic viability or market potential of the results of the community visioning conducted in Task 1. The contractor is expected to staff this task with individuals with experience in conducting market analyses and cost/ impact analyses.

Task 2 Deliverables: Draft and final market studies and analyses. Draft materials generally should be delivered as determined by the TOPO at the initiation of a specific request. Final materials generally should be delivered with three weeks of receipt of EPA comments on draft documents.

3. TASK 3: Site Designs and Revitalization Plans

Considering the results of the public engagement process, market analysis, and assessment of potential assets and barriers, the contractor shall develop a preliminary land use plan for the corridor along with conceptual site designs for properties under public or non-profit control. The plan and designs should incorporate complete street design considerations, green space for community gardens, and green infrastructure approaches to manage storm water. Application of best practices and experience gained with applying green infrastructure approaches in the Marlborough neighborhood in Kansas City, Missouri along with other relevant models should be considered.

The contractor shall provide assistance in developing final site designs and revitalization plans based upon community visioning exercises in Task 1, the market analysis in Task 2 and the asset and barriers analysis in Task 4. Contractor staff experienced in architecture design and landscape design will assist Region 7 and other local stakeholders in interpreting the community's vision for the 6-block corridor. The assistance will help the Kansas City, Missouri and other local stakeholders better understand the potential of the revitalization vision for the corridor and how it might fit within site dimensions and available infrastructure.

Task 3 Deliverables: Draft and final designs and renderings and presentations explaining potential designs and plans. Draft materials generally should be delivered as determined by the TOPO at the initiation of a specific request. Final materials generally should be delivered with three weeks of receipt of EPA comments on draft documents.

4. TASK 4: Assessment of Potential Assets and Barriers to the Implementation of Community Revitalization Plans

The contractor shall conduct an assessment of community-specific assets and potential barriers and provide assistance in assessing the potential success of community revitalization plans for the corridor. Assets may include available infrastructure, financial resources, local and regional interests (availability of high-speed broadband (Google Fiber)), workforce talents, and the availability of local tax and financial incentives. Potential barriers may include zoning and building code restrictions, lack of local and regional interest or support, costs, environmental conditions, quality of infrastructure (water, sewer, streets, sidewalks, traffic and parking) and general site conditions. The contractor will research and identify potential assets and barriers for a particular reuse alternative initially identified in Task 3, as well as to analyze the impact to a potential revitalization plan if particular barriers cannot be overcome. The

contractor will also assist EPA and the local community in identifying potential solutions and funding sources to address the identified barriers.

Task 4 Deliverables: Deliverables will include draft and final studies that identify and analyze potential assets and barriers, including solutions to barriers and funding sources to overcome them, which then should be incorporated into a final report and PowerPoint presentation tailored to the community explaining the design of and results of any studies and analysis including the results of Tasks 2 and 3. Draft materials should be delivered as determined by the TOPO at the initiation of a specific request. Final materials should be delivered within three weeks of receipt of EPA comments on draft documents.

5. Task 5: Fact Sheet

The contractor will develop a fact sheet that;

- a. Describes the collaborative processes undertaken by EPA Region 7 to provide technical assistance to communities for the redevelopment of former gas station sites and surrounding neighborhoods in Ogden, Iowa; Sutherland, Nebraska; and St. Louis, Missouri along with the East 39th Street Corridor in Kansas City, Missouri.
- b. Describe the overall lessons learned for each of these projects along with the distinctions in providing such assistance to both rural and urban communities.
- c. Highlight how Region 7 worked with the various EPA program offices at the national and regional office level (OUST, Brownfields, Smart Growth) and with other federal, state and local stakeholders.
- d. Highlight the innovative use of Targeted Brownfields Assessment (TBA) resources when utilized in these projects. Provides examples of such uses in Region 7.

Task 5 Deliverables: Deliverables will include a draft and final fact sheet. Draft materials generally should be delivered as determined by the TOPO at the initiation of a specific request. Final materials generally should be delivered with three weeks of receipt of EPA comments on draft documents.

V. POINT OF CONTACT

To be delivered at time of awards.

VI. TERMS AND CONDITIONS

The following additional terms and conditions are requirements of this task order:

PRINTING	EPAAR 1552.208-70
EPA GREEN MEETINGS AND CONFERENCES	EPAAR 1552.223-71

TRAVEL

Performance under this task order requires travel. The contractor shall conduct local and Continental United States (CONUS) travel in accordance with GSA's Federal Travel Regulation found here: www.gsa.gov/fttr. The contractor shall conduct Outside the Continental United States (OCONUS) travel in accordance with the Department of Defense Joint Travel Regulations found here: <http://perdiem.hqda.pentagon.mil/perdiem/trvlregs.html>. The contractor shall adhere to the requirements of Federal Acquisition Regulation (FAR) Subpart 31.2 in incurring allowable travel costs under this task order.

The contractor is expected to minimize travel costs by staffing individual tasks with experienced individuals located in or near the EPA Regional Office or the communities that are the subject of the task.

TECHNICAL DIRECTION

Technical Direction

In accordance with contract clause EPAAR 1552.237-71–Technical Direction, only the Task Order Contracting Officer Representative (TOCOR) and Contracting Officer (CO) are authorized to provide technical direction during performance of this task order. Technical direction is binding on the contractor.

Technical direction includes:

- (1) Instruction to the contractor that approves approaches, solutions, designs, or refinements; fills in details; completes the general description of work; shifts emphasis among work areas or tasks; and
- (2) Evaluation and acceptance of reports or other deliverables.

Technical direction must be within the scope of the contract and any task order there under. The TOCOR does not have the authority to issue technical direction which:

- (1) Requires additional work outside the scope of the contract or task order;
- (2) Constitutes a change as defined in the "Changes" clause;
- (3) Causes an increase or decrease in the estimated cost of the contract or task order;
- (4) Alters the period of performance of the contract or task order; or
- (5) Changes any of the other express terms or conditions of the contract or task order.

If, in the contractor's opinion, any instruction or direction falls within any of the categories defined in paragraph (c) of the Technical Direction clause, the contractor shall not proceed but shall notify the CO in writing within 3 days after receiving it and shall request that the CO take appropriate action.

Technical Communication

Agency employees (other than the TOCOR or CO) such as a "technical lead", may engage in technical communication with contractor employees, but are not authorized to give technical direction. Technical communication is the informal exchange of information between Federal employees and contractors. Such communications includes information exchanged on a broad range of topics such as, but not limited to: scientific information, research information or information technology. Technical communication is more general in nature than technical direction; it does not direct the contractor and is not binding on the contractor.

VII. EVALUATION FACTORS FOR AWARD

~~The following technical evaluation factors shall be used to determine the best value to the Government with technical criteria being significantly more important to price. Technical factors are listed in descending order of importance.~~

- ~~1. Technical Experience — The offeror will be evaluated on its demonstrated experience in the skills necessary for the requirement, including but not limited to economics and market analyses;~~

facilitation and interpreting; LEED-certified architecture and landscape design; smart growth and sustainable design principles; and financial analysis.

~~2. Labor Mix — The offeror will be evaluated on its labor mix. It is anticipated that the labor mix should include professionals with experience and expertise in the areas of environmental engineering, community involvement, LEED building design, green infrastructure design, sustainable development, complete streets, healthy community design, community asset identification and analysis, and market and economic analyses.~~

~~3. Small Business Participation — The offeror will be evaluated on the extent of Small Business and Small Disadvantaged Business participation.~~